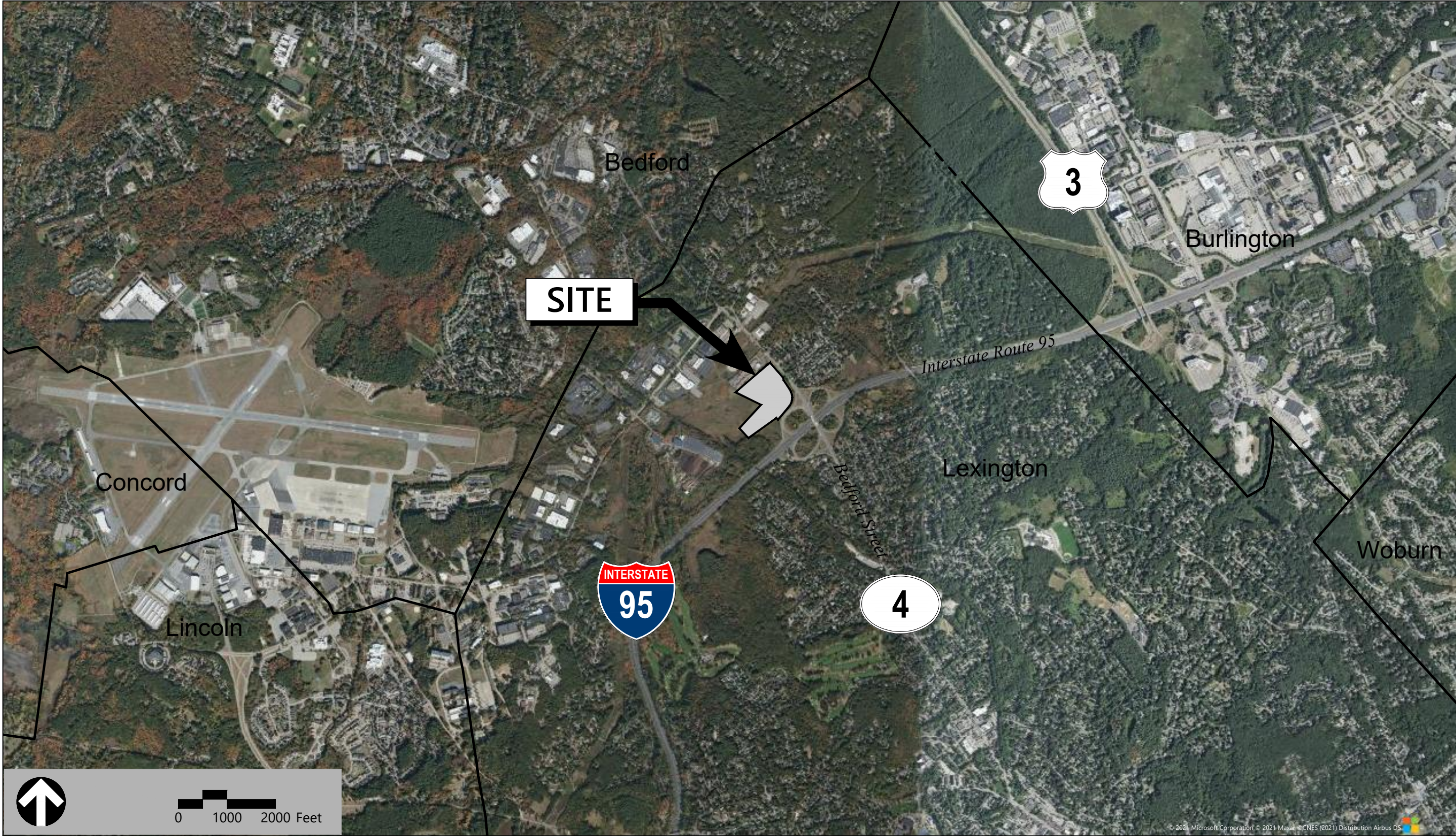


Preliminary Subdivision Plans

Issued for	Preliminary Subdivision
Date Issued	October 13, 2021
Latest Issue	October 13, 2021

Lexington Office Park

420-430 Bedford Street,
Lexington, MA



Owner

ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant

Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Assessor's Map: 84
Lot: 40A

Sheet Index		
No.	Drawing Title	Latest Issue
C1.01	Preliminary Plan - Legend and General Notes	Oct. 13, 2021
C2.01	Preliminary Plan - Abutters Plan	Oct. 13, 2021
C2.02	Preliminary Plan - Abutters Plan	Oct. 13, 2021
C3.01	Preliminary Plan - Existing Conditions	Oct. 13, 2021
C4.01	Preliminary Plan - Lotting Plan	Oct. 13, 2021
C5.01	Preliminary Plan - Key Plan	Oct. 13, 2021
C5.02	Preliminary Plan - Inset Sheet	Oct. 13, 2021
C6.01	Preliminary Plan - Contruction Details	Oct. 13, 2021

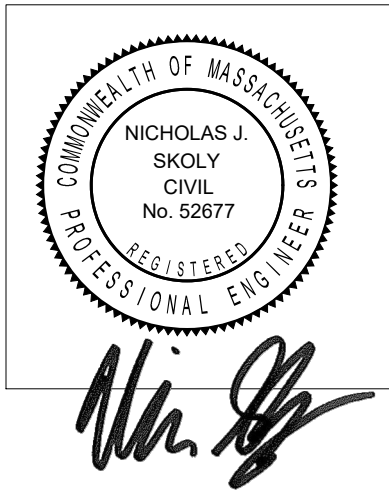
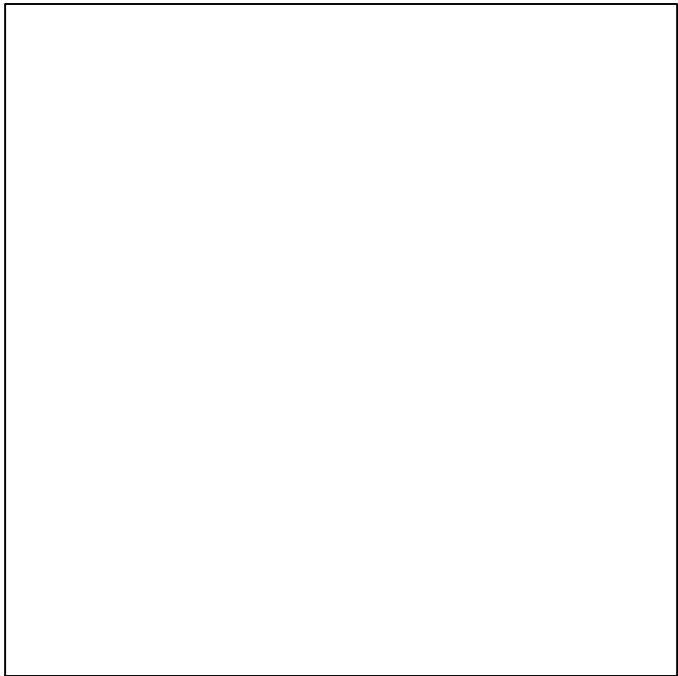
I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE
TOWN CLERK
DATE

APPROVED BY:
LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY





101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			
		BASELINE	27.35 TC x	27.35 TC x	TOP OF CURB ELEVATION
		CONSTRUCTION LAYOUT	26.85 BC x	26.85 BC x	BOTTOM OF CURB ELEVATION
		ZONING LINE	132.75 x	132.75 x	SPOT ELEVATION
		TOWN LINE	45.0 TW x 38.5 BW	45.0 TW x 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		LIMIT OF DISTURBANCE			BORING LOCATION
		WETLAND LINE WITH FLAG			TEST PIT LOCATION
		FLOODPLAIN			MONITORING WELL
		BORDERING LAND SUBJECT TO FLOODING			UNDERDRAIN
		WETLAND BUFFER ZONE			DRAIN
		NO DISTURB ZONE			ROOF DRAIN
		200' RIVERFRONT AREA			SEWER
					FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			
		LIMIT OF CURB TYPE			CATCH BASIN CONCENTRIC
		SAWCLUT			CATCH BASIN ECCENTRIC
		BUILDING			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING ENTRANCE			DOUBLE CATCH BASIN ECCENTRIC
		LOADING DOCK			GUTTER INLET
		BOLLARD			DRAIN MANHOLE CONCENTRIC
		DUMPSTER PAD			DRAIN MANHOLE ECCENTRIC
		SIGN			TRENCH DRAIN
		DOUBLE SIGN			PLUG OR CAP
		STEEL GUARDRAIL			CLEANOUT
		WOOD GUARDRAIL			FLARED END SECTION
		PATH			HEADWALL
		TREE LINE			SEWER MANHOLE CONCENTRIC
		WIRE FENCE			SEWER MANHOLE ECCENTRIC
		FENCE			CURB STOP & BOX
		STOCKADE FENCE			WATER VALVE & BOX
		STONE WALL			TAPPING SLEEVE, VALVE & BOX
		RETAINING WALL			FIRE DEPARTMENT CONNECTION
		STREAM / POND / WATER COURSE			FIRE HYDRANT
		DETENTION BASIN			WATER METER
		HAY BALES			POST INDICATOR VALVE
		SILT FENCE			WATER WELL
		SILT SOCK / STRAW WATTLE			GAS GATE
		MINOR CONTOUR			GAS METER
		MAJOR CONTOUR			ELECTRIC MANHOLE
		PARKING COUNT			ELECTRIC METER
		COMPACT PARKING STALLS			LIGHT POLE
		DOUBLE YELLOW LINE			TELEPHONE MANHOLE
		STOP LINE			
		CROSSWALK			TRANSFORMER PAD
		ACCESSIBLE CURB RAMP			UTILITY POLE
		ACCESSIBLE PARKING			GUY POLE
		VAN-ACCESSIBLE PARKING			GUY WIRE & ANCHOR
					HAND HOLE
					PULL BOX
					MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND DEPTHS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOCATIONS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE LOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE VERTICAL GRANITE CURB WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND AROUND THE PERIMETER OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL. TO PERFORM THE WORK AND SHALL MAKE NO CLAIM FOR TIME, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF COST, TIME, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIALS AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR ABATEMENT OR REMOVAL OF ASBESTOS, LEAD, PCB'S, OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC., AND FROM DEEDS AND PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. IN APRIL, 2020.
2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD OF 1988.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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APPROVED BY:
LEXINGTON PLANNING BOARD

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____

TOWN CLERK

DATE _____

Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

No.	Revision	Date	Apprvd.
Designed by DSH	Checked by NJS	Date Oct. 13, 2021	
Issued for			

Not Approved for Construction

Preliminary Plan

Legend and General Notes

Drawing Number

C1.01

Sheet 2 of 9

Project Number
14896.00

Min. G.

Project Number
14896.00



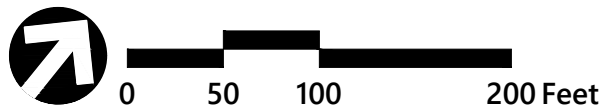
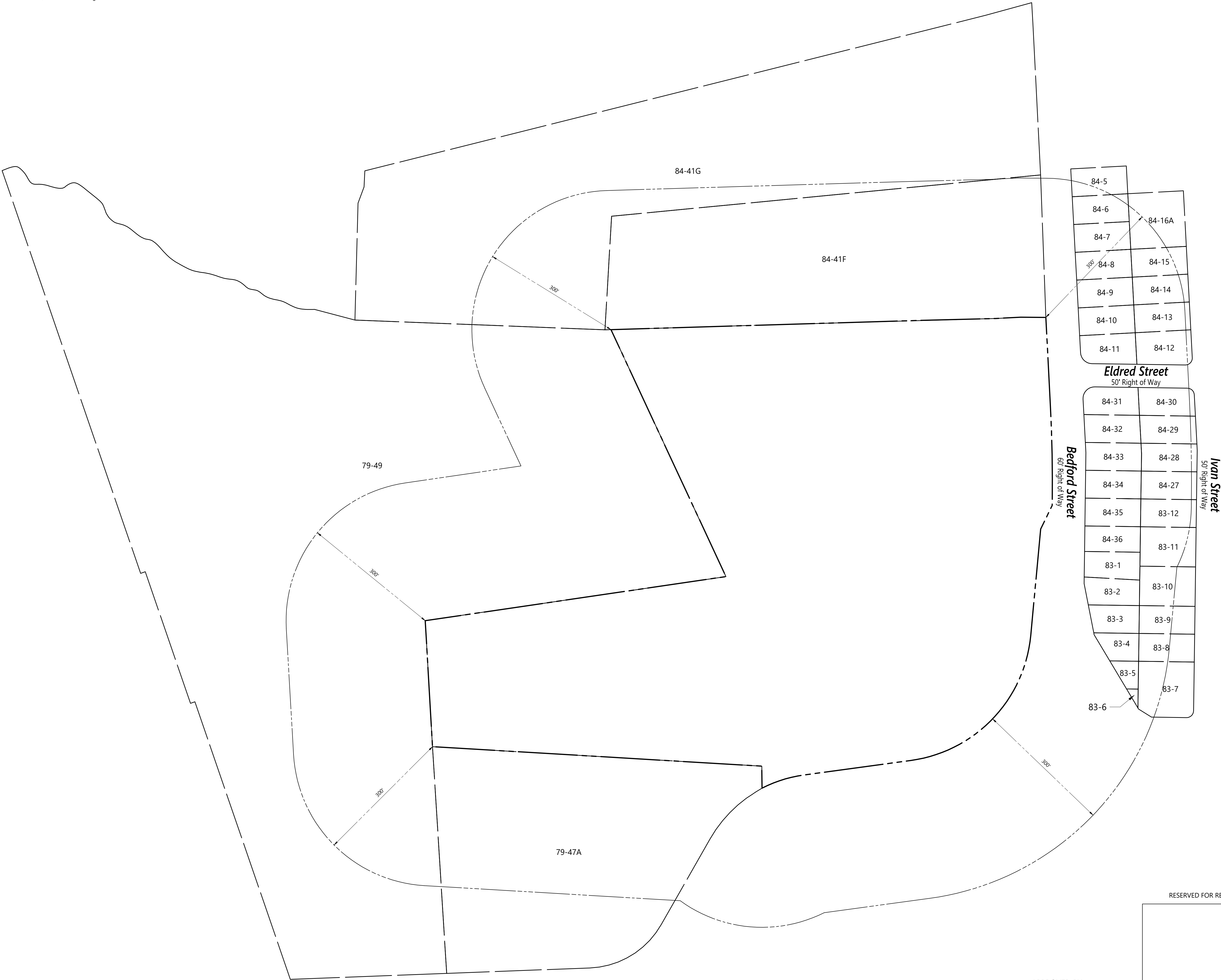
101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner

ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant

Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103



Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

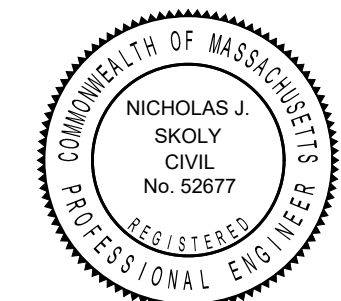
No.	Revision	Date	Appr.

Designed by	Checked by
DSH	NJS
Issued for	Date
	Oct. 13, 2021

Not Approved for Construction

Drawing Title

Preliminary Plan
Abutters Plan



Nicholas J. Skoly

Drawing Number

C2.01

Sheet 3 of 9

Project Number

14896.00

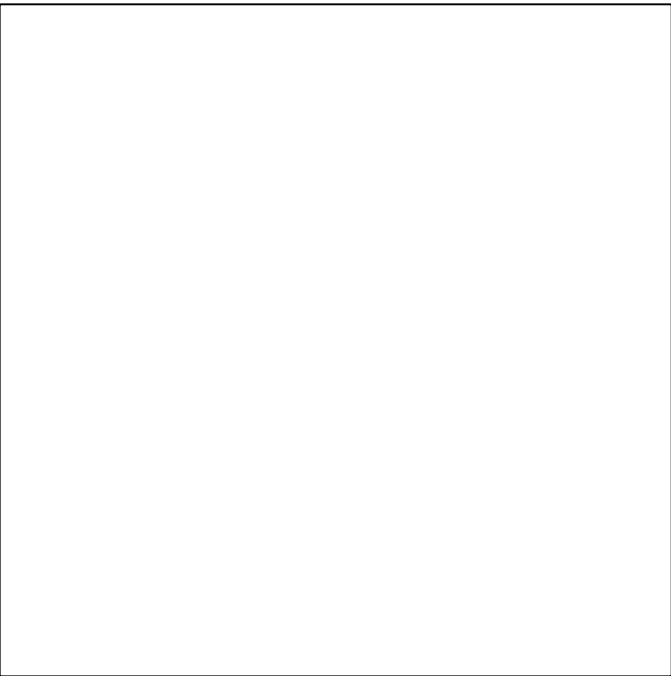
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DATE
TOWN CLERK
DATE

APPROVED BY:
LEXINGTON PLANNING BOARD

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79-47A				
350 BEDFORD ST	83-8	84-8	84-16A	84-33
BEDFORD CONSTRUCTION CO INC	28 IVAN ST	439 BEDFORD ST	60 IVAN ST	423 BEDFORD ST
97 LYNNWOOD DR	ROBERTS MIA WALKER	NAVATO ALFREDO RENE TRUSTEE	YANG MENG &	FITZMAURICE MARILYN TRUSTEE
LONGMEADOW, MA 01106	28 IVAN ST	THE PATRIA TRUST	LIAO SHENGKAI	FITZMAURICE TRUST
	LEXINGTON, MA 02420	PO BOX 551	60 IVAN ST	423 BEDFORD ST
		BEDFORD, MA 01730	LEXINGTON, MA 02420	LEXINGTON, MA 02420
79-49				
HARTWELL AVE	83-9			
TOWN OF LEXINGTON - SANITARY F	30 IVAN ST			
1625 MASS AVE	GANGL MATTHEW R			
LEXINGTON, MA 02420	30 IVAN ST	84-9	84-27	84-34
	LEXINGTON, MA 02420	437 BEDFORD ST	40 IVAN ST	421 BEDFORD ST
		NELLAIAPPAN KALIAPPANADAR &	SUNDARAM BAGAVAN &	CORSO AARON S &
		NELLAIAPPAN UMADEVI	VASUDEV EAMALA	BATES MARIA J
83-1		437 BEDFORD ST	40 IVAN ST	421 BEDFORD ST
413 BEDFORD ST	83-10	LEXINGTON, MA 02420	LEXINGTON, MA 02420	LEXINGTON, MA 02420
CHOW TAK LIANG LIHENG	32 IVAN ST			
15 DORCHESTER ST UNIT B	KARP CAROLYN S TRUSTEE			
SOUTH BOSTON, MA 02127	CAROLYN S KARP REVOCABLE TRUST	84-10	84-28	84-35
	32 IVAN ST	435 BEDFORD ST	42 IVAN ST	419 BEDFORD ST
	LEXINGTON, MA 02420	SOUSA JUDITH M	CHIN STEVEN &	HUA LEI &
		435 BEDFORD ST	CHIN SUSIE	NGO JOHN
		LEXINGTON, MA 02420	42 IVAN ST	419 BEDFORD ST
			LEXINGTON, MA 02420	LEXINGTON, MA 02420
83-2				
411 BEDFORD ST	83-11			
SWANN PIA	36 IVAN ST	84-11	84-29	84-36
411 BEDFORD ST	TROMBLEY GARY W &	433 BEDFORD ST	44 IVAN ST	415 BEDFORD ST
LEXINGTON, MA 02420	TROMBLEY SUSAN E	SANON JEAN V &	GRANT JAMES L &	CHEN HAI-PING KO &
	36 IVAN ST	DESROSIERS MARYSE	GRANT CLAIRE P	CHEN MON-CHA
	LEXINGTON, MA 02420	433 BEDFORD ST	44 IVAN ST	415 BEDFORD ST
		LEXINGTON, MA 02421	LEXINGTON, MA 02420	LEXINGTON, MA 02420
83-3				
BEDFORD ST	83-12			
TOWN OF LEXINGTON	38 IVAN ST	84-12	84-30	84-41F
1625 MASS AVE	COEN JAMES P &	10 ELDRED ST	9 ELDRED ST	440 BEDFORD ST
LEXINGTON, MA 02420	COEN KAREN L	RAAFAT, AMR	CHEN XINYUAN &	AYUSHI LLC
	38 IVAN ST	10 ELDRED ST	HUANG YI	440 BEDFORD ST
	LEXINGTON, MA 02420	LEXINGTON, MA 02420	9 ELDRED ST	LEXINGTON, MA 02420
83-4				
BEDFORD ST	84-5	84-13		84-41G
KEATING EDWARD J &	447 BEDFORD ST	52 IVAN ST	84-31	450 BEDFORD ST
KEATING MAUREEN H	CHIN TZUCHIEN &	STROLL SARAH	3 ELDRED ST	BEDFORD STREET LIMITED PARTNERSHIP
BEDFORD ST	CHEN PISHA	52 IVAN ST	GOEL VIKAS &	116 FLANDERS RD SUITE 2000
LEXINGTON, MA 02420	447 BEDFORD ST	LEXINGTON, MA 02420	GOEL SHIVANI	WESTBOROUGH, MA 01581
	LEXINGTON, MA 02420			
83-5				
BEDFORD ST	84-6	84-14	84-32	
LAYOUS WASEI &	443 BEDFORD ST	56 IVAN ST	425 BEDFORD ST	
MASSIS MANAHEL	MA WEI &	ZHANG HONG &	LEXINGTON HOUSING ASSISTANCE BOARD INC	
10 BERNARD ST	HANG ZHENXIA	XU BO	1620 MASSACHUSETTS AVE STE 4	
LEXINGTON, MA 02420	443 BEDFORD ST	56 IVAN ST	LEXINGTON, MA 02421	
	LEXINGTON, MA 02420	LEXINGTON, MA 02420		
83-6				
BEDFORD ST	84-7	84-15		
RINGER LILLIAN E	441 BEDFORD ST	58 IVAN ST		
19 BOTHWELL R	GEE WILLIAM &	HUANG YA-HSIN &		
BRIGHTON, MA 02135	GEE EVA W	SHIH-CHUNG		
	441 BEDFORD ST	58 IVAN ST		
	LEXINGTON, MA 02420	LEXINGTON, MA 02420		
83-7				
10 BERNARD ST				
LAYOUS WASEI &				
MASSIS MANAHEL				
10 BERNARD ST				
LEXINGTON, MA 02420				

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I, _____, CLERK OF THE TOWN OF LEXINGTON, MASSACHUSETTS HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE LEXINGTON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

_____DATE

_____TOWN CLERK

_____DATE

APPROVED BY:
LEXINGTON PLANNING BOARD

RESERVED FOR REGISTRY USE ONLY

vhhb.com

vhhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner
ELANDZEE TRUST
C/O Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

Lexington Office Park

420 and 430 Bedford Street

Lexington, MA

No.	Revision	Date	Appr'd.

Designed by	Checked by
DSH	NJS
Issued for	Date
	Oct. 13, 2021

Not Approved for Construction

Drawing Title

Preliminary Plan

Abutters Plan

Drawing Number

C2.02

Sheet

4

of

9

Project Number

14896.00

COMMONWEALTH OF MASSACHUSETTS

NICHOLAS J. SKOLY

CIVIL

No. 52877

REGISTERED PROFESSIONAL ENGINEER

General

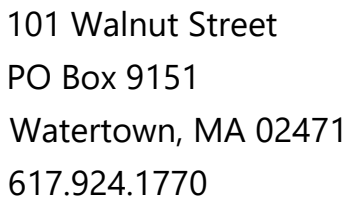
- ¹ THIS LIMIT MAY BE WAIVED BY SPECIAL PERMIT.

	CM	CRO
MINIMUM LOT AREA	3 ACRES	5 (ACRES)
MINIMUM FRONTAGE	200 FEET	300 FEET ¹
MINIMUM FRONT YARD SETBACK	25 FEET	100 FEET ¹
MINIMUM SIDE YARD SETBACK	25 FEET	50 FEET ¹
MINIMUM REAR YARD SETBACK	25 FEET ¹	50 FEET ¹
MAXIMUM BUILDING HEIGHT	65 FEET ¹	45 FEET ¹

ROUTE 128 ON RAMP

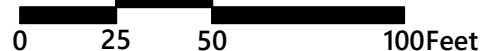
APPROVED BY:
LEXINGTON PLANNING BOARD

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Owner
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Boston, MA, 02199-8103

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Boston, MA, 02199-8103



Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

No.	Revision	Date	Apprd.

Designed by	DSH	Checked by	NJS
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Oct. 13, 2021

Not Approved for Construction

Preliminary Plan Existing Conditions

Drawing Number

C3.01

Sheet 5 of 9

Project Number
14896.00

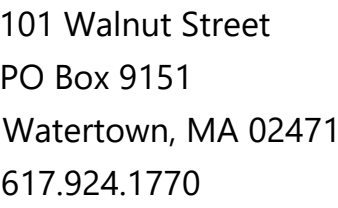


Wm. B.

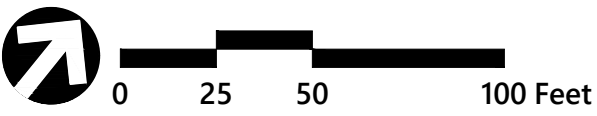
I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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N/F
BEDFORD CONSTRUCTION CO.
INC. ASSESSORS 79-47A
BOOK 16306, PAGE 102



Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103



420 and 430 Bedford Street
Lexington, MA

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Drawing Title

Preliminary Plan

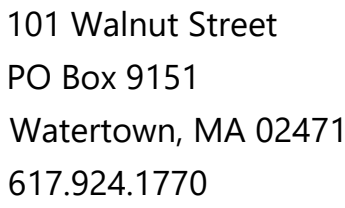
Lotting Plan



C3.01

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Project Number
4896.00



Applicant
Boston Properties, Inc.
800 Boylston Street, Suite 1900
Boston, MA, 02199-8103

* Zoning regulation requirements as specified in Town of Lexington Zoning Code, Section 4.0 Dimensional Controls and Section 7.4 CM District.

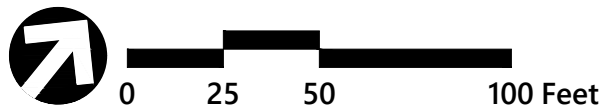
¹ As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note B: "... For uses located in the CM and CRO Districts, the minimum front yard facing all streets shall be the same as that for the frontage street."

² As specified in Town of Lexington Zoning Code, Section 7.4.3, CM District/Bedford Street Front Yard: "Along the southwesterly side of Bedford Street there shall be a front yard of 70 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, dated June 3, 1958, and shown as auxiliary base line "F" on the State Highway Alteration layout 5016, dated August 30, 1960."

³ As specified in Town of Lexington Zoning Code, Section 4.1.1, Table 2: Schedule of Dimensional Controls, Note F: "This limit may be waived by special permit."

⁴ As specified in Town of Lexington Zoning Code, Section 7.4.1, CM District/Height Limits: "Height near streets. The difference between the upper elevation of each segment of a building or structure and the center-line grade of any street or bikeway shall be no greater than the distance from that segment to the center line of a street multiplied by 1.0 or to the center line of a bikeway multiplied by 2.0."

⁵ Existing buildings and parking to be removed.



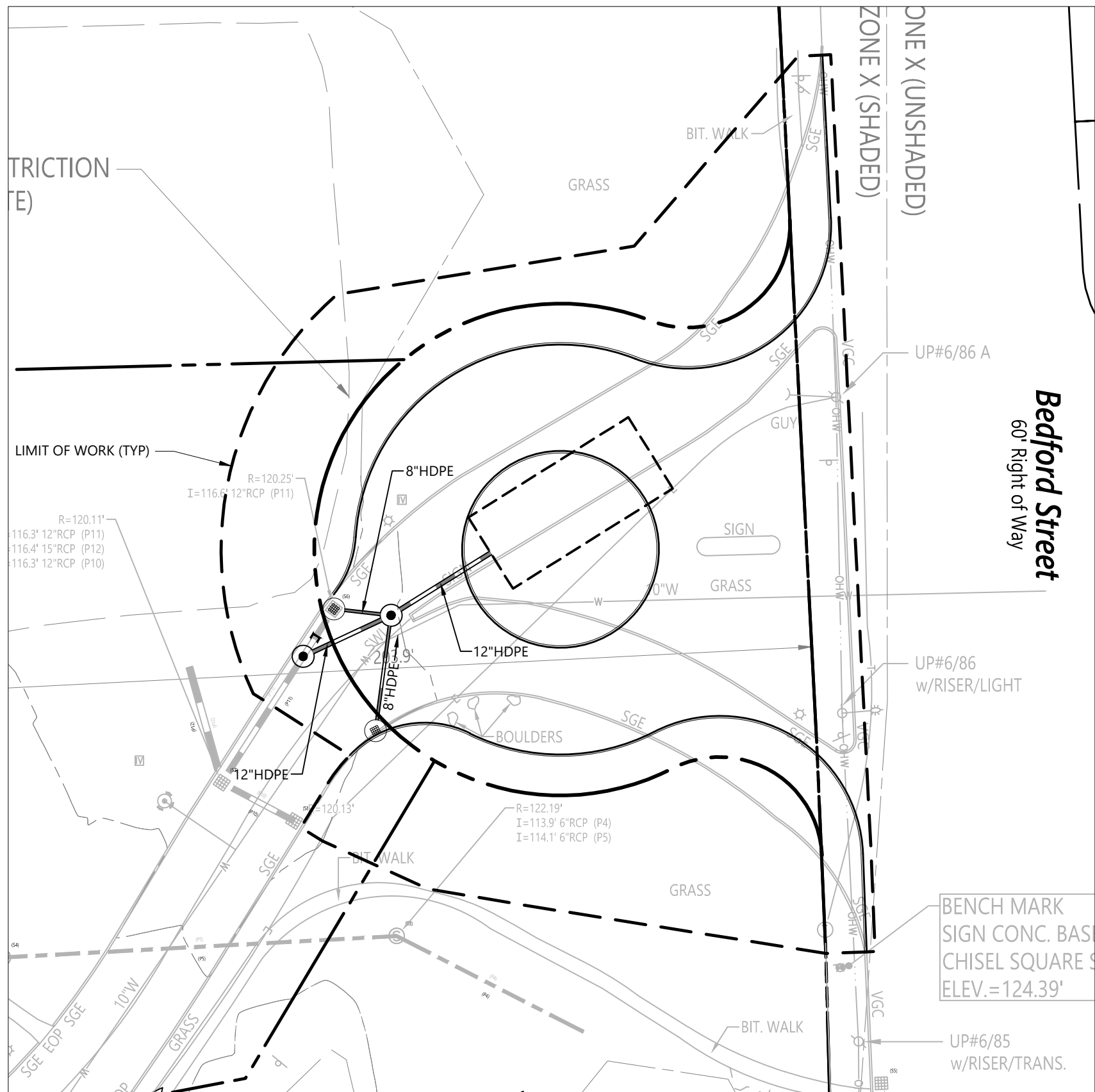
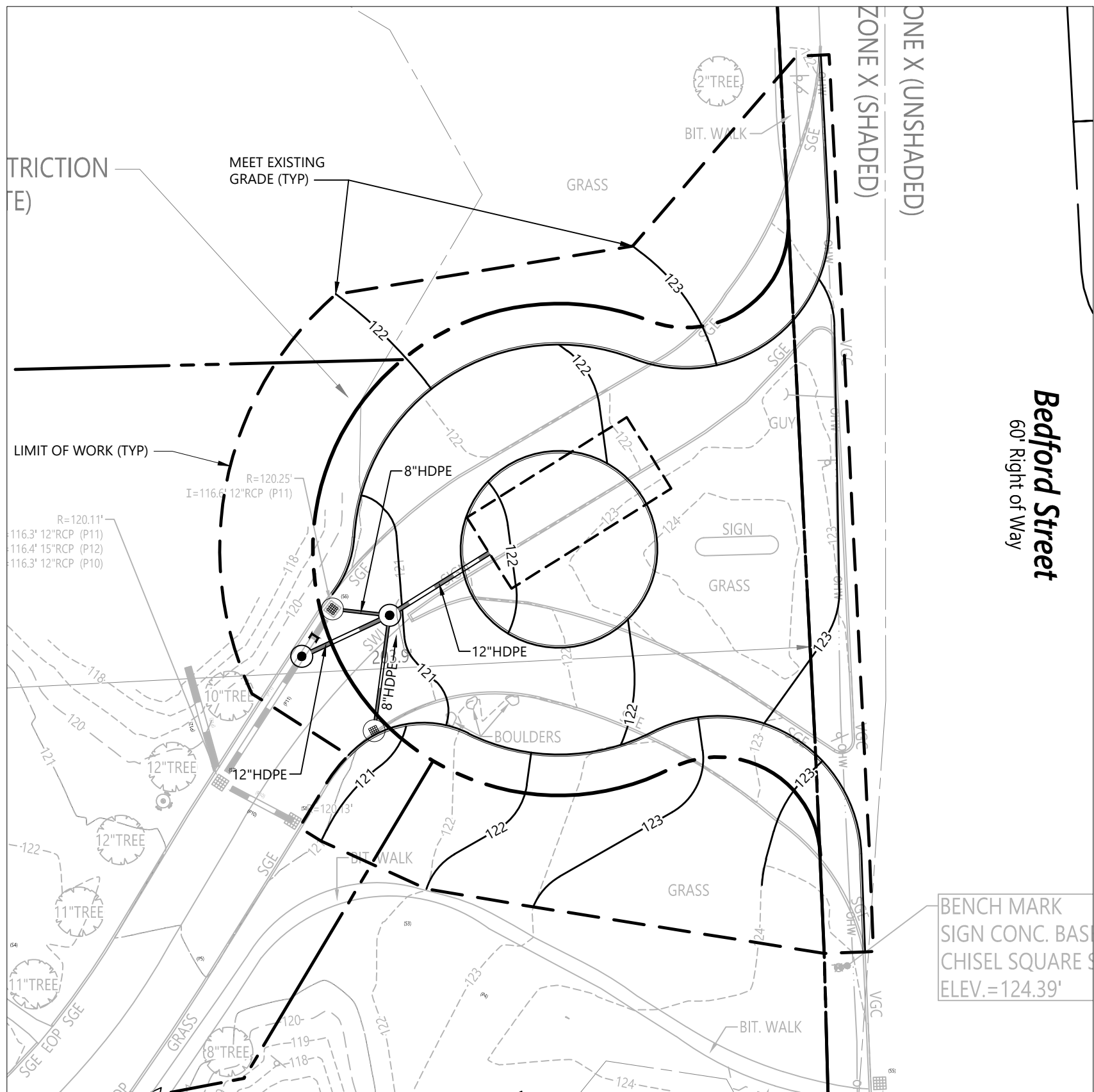
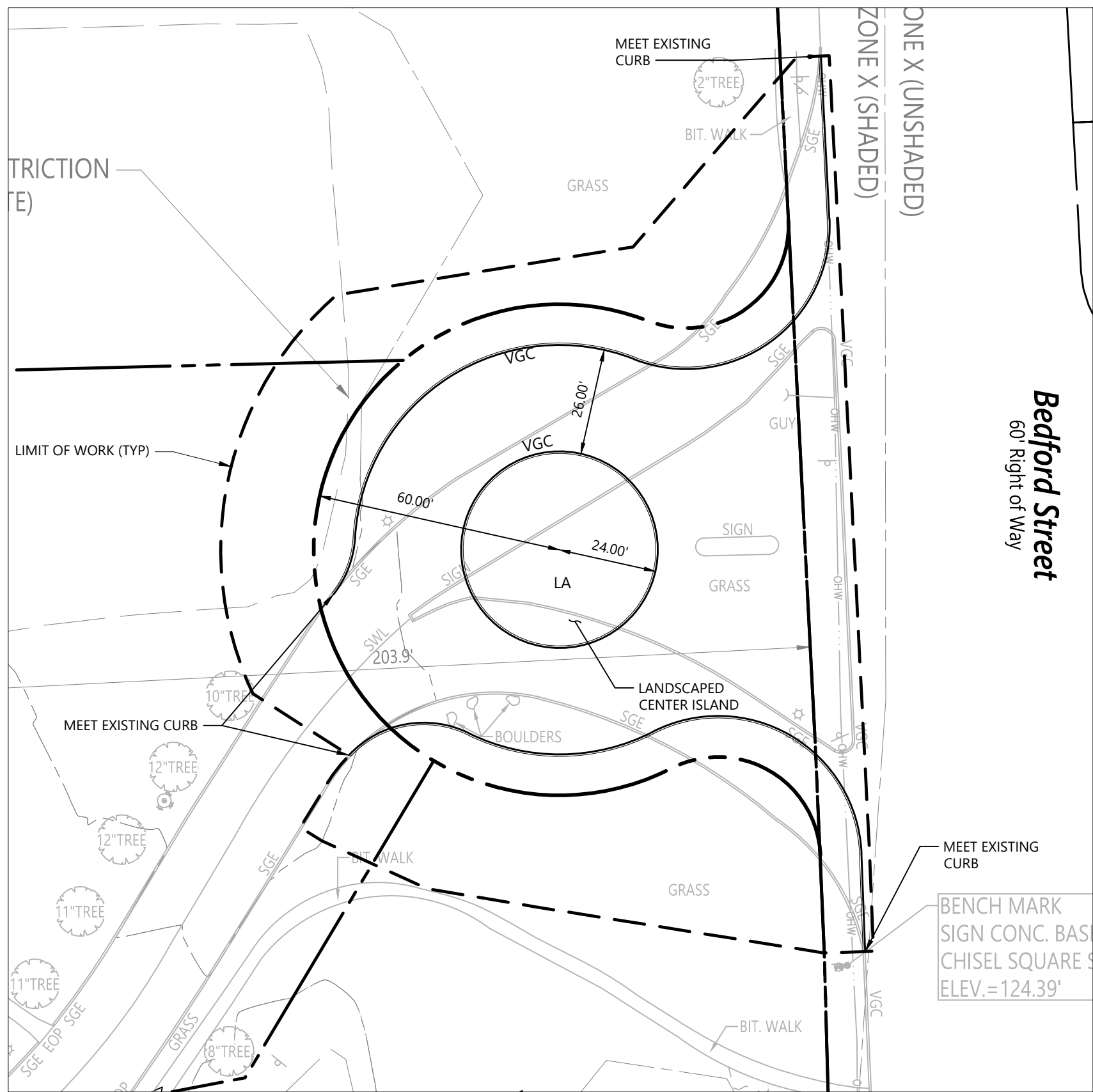
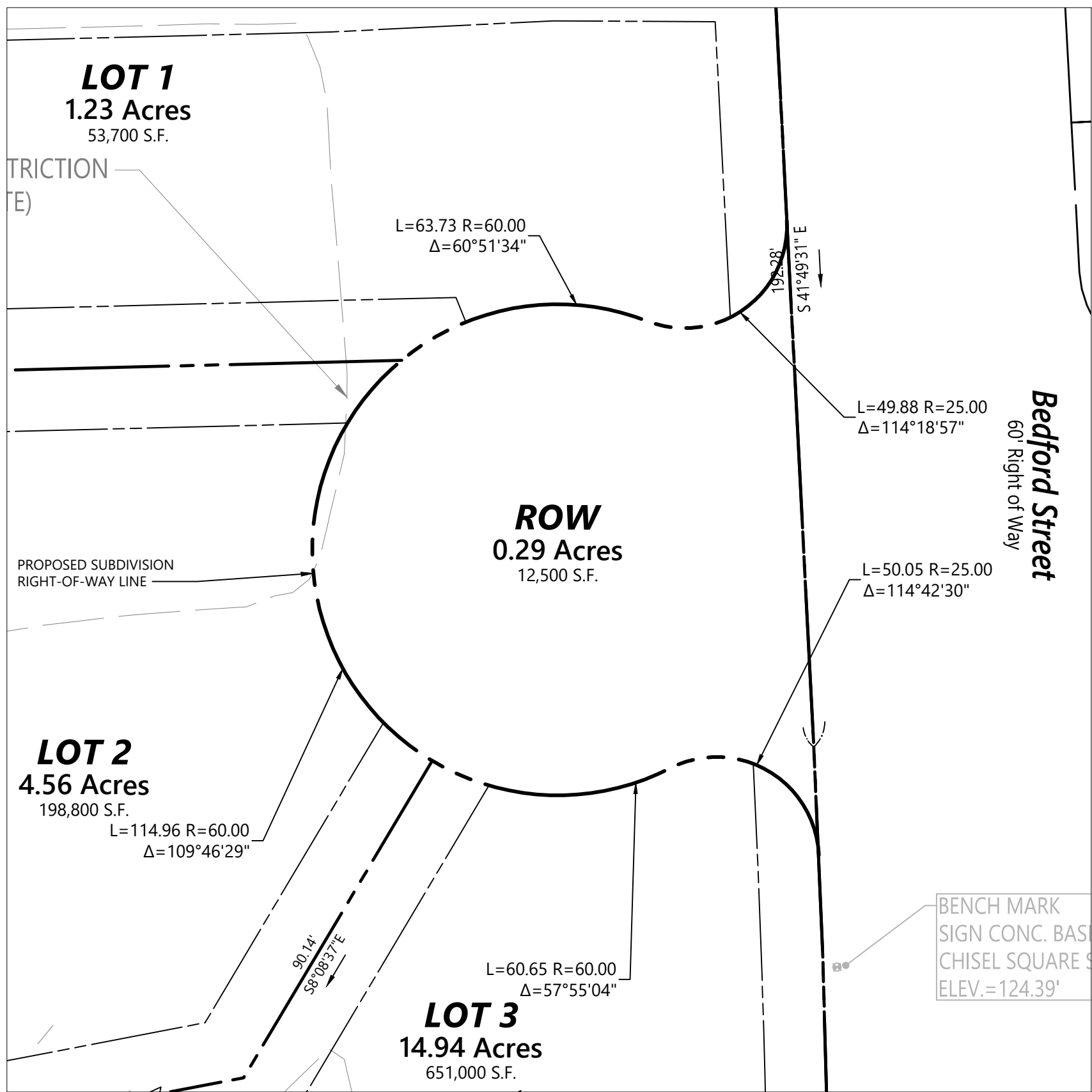
Oct. 13, 2021

Drawing Number

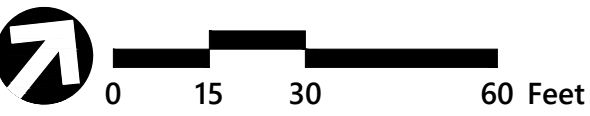
Sheet 7 of 9

Project Number
14896.00





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Lexington Office Park

420 and 430 Bedford Street
Lexington, MA

[illegible]

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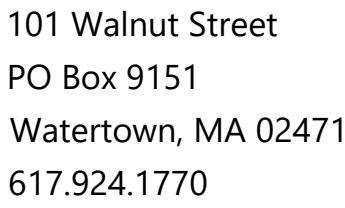
Preliminary Plan Inset Sheet



C5.02

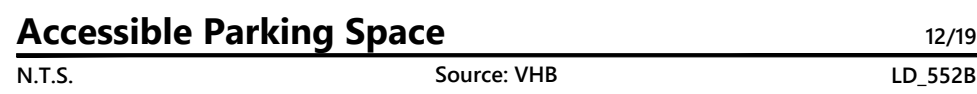
8 of 9

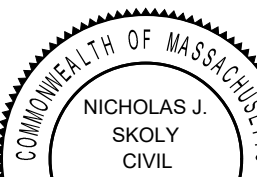
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